

First Reading: _____
Second Reading: _____

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE,
PART II, CHAPTER 38, ARTICLE V, ZONING
REGULATIONS, DIVISION 26, PLANNED UNIT
DEVELOPMENT: INSTITUTIONAL, SECTION 38-414, AREA,
LAND COVERAGE, AND DENSITY OF DEVELOPMENT, SO
AS TO REMOVE THE TEXT "AND SITE AREA."

WHEREAS, an Institutional PUD allows colleges, universities, public and private schools, nursing homes, assisted living facilities, and religious facilities as a Principal Permitted Use; and

WHEREAS, an Institutional PUD allows hospitals and nursing homes as a Principal Permitted Use within certain zones; and

WHEREAS, many other accessory uses are permitted in an Institutional PUD if subordinate in use to a Principal Permitted Use; and

WHEREAS, the recently approved changes to the Institutional PUD regulations require accessory uses to be subordinate in site area to a Principal Permitted Use which has since been determined by RPA staff to not be a reasonable or realistic requirement due to the nature of actual institutional campus functionality and site planning.

NOW THEREFORE,

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Article V, Zoning Regulations, Division 26, Planned Unit Development: Institutional, Section 38-414, Area, Land Coverage, and Density of Development, so as to remove the text “and site area” from the first sentence.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mem

**A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE,
PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE V,
DIVISION 26 PLANNED UNIT DEVELOPMENT: INSTITUTIONAL**

WHEREAS, an Institutional PUD allows colleges, universities, public and private schools, nursing homes, assisted living facilities, and religious facilities as a Principal Permitted Use; and

WHEREAS, an Institutional PUD allows hospitals and nursing homes as a Principal Permitted Use within certain zones; and

WHEREAS, many other accessory uses are permitted in an Institutional PUD if subordinate in use to a Principal Permitted Use; and

WHEREAS, the recently approved changes to the Institutional PUD regulations require accessory uses to be subordinate in site area to a Principal Permitted Use which has since been determined by RPA staff to not be a reasonable or realistic requirement due to the nature of actual institutional campus functionality and site planning.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on June 13, 2016 does hereby recommend to the Chattanooga City Council that the following sections be amended as follows:

AMEND Article V, Zone Regulations: Division 26 Planned Unit Development Institutional, Section 38-414 by removing the text "and site area" from the first sentence.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: June 13, 2016
JB:GH:sh

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2016-060 Jack Haylett Branch Acquisition Company, LLC/Defoor Brothers, LLC/Tommy Thompson/Winona Sims & Steven Dobbs Family Trust. 2300 to 2500 blocks of Gunbarrel Road, 7325 thru 7342 blocks of McCutcheon Road, 2500 block of Life Style Way, and 2300 thru 2400 blocks of Elam Lane, from MXU Mixed Use Zone and R-1 Residential Zone to C-4 Planned Commerce Center Zone, subject to certain conditions.

2016-084 South Broad, LLC and DEW, LLC. 2600 blocks of Long Street, Broad Street, Cowart Street, and Williams Street and the 200 blocks of West 27th Street and 131 West 27th Street, from R-3 Residential Zone, C-2 Convenience Commercial Zone, and UGC Urban General Commercial Zone to C-3 Central Business Zone, subject to certain conditions.

2016-089 Thomas Austin. 3900 block of Kelly's Ferry Road, from R-1 Residential Zone, R-4 Special Zone, and M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2016-090 John Floyd and David Downer. 5461 Hixson Pike, from O-1 Office Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2016-095 Aaron White and Grant Law. 804 and 901 Riverfront Parkway, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2016-097 City of Chattanooga/Regional Planning Agency. 425, 427 West Bell Avenue, 610, 611 W. Manning Street, 700 block of North Market Street, 600 River Street, 200 Market Street, 418, 422, 424 Georgia Avenue, 1440 Adams Street, and 1511 Jefferson Street.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition to amend be approved:

2016-094 Asa Engineering c/o Allen Jones/Brian Sullivan. 7407
Igou Gap Road, to amend Ordinance No. 12885 of Previous Case
No. 2014-0121, subject to certain conditions.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) **Deleting** Article V, Division 24, Section 38-402(b) in its entirety and substitute in lieu thereof, so as to clarify PUD development plan requirements.
- (b) **Removing** the text “and site area” from the first sentence of Article V, Zone Regulations: Division 26, Planned Unit Development Institutional, Section 38-414.
- (c) **Amending** Article VIII, Section 38-568(12) by adding subsection 38-568(12)(d), relative to the Powers of the Board of Appeals for Variances and Special Permits.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

July 12, 2016

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2016.

Nicole Gwyn
Clerk to the City Council